

SLINGSBY, FRYTON & SOUTH HOLME PARISH COUNCIL

Meeting held in Slingsby Village Hall on
28th November 2022 commencing at 7pm

Present: Cllr F Farnell (Chair) Cllr A Wilson (Vice Chair)
Cllr A Farnell Cllr D Wells
Cllr D Bairstow Cllr R Hogarth
Cllr G Dickinson Gail Cook (Clerk)
Jasper Hasell (Chief Executive) Nick Howard, Frederick Carlsson (Adam Architecture),
Liz Walker (Rural Solutions Ltd) and Matthew Wood (Castle Howard)
Thirty members of the public were in attendance for the presentation
Seven members of the public were present for the Parish Council meeting.

Castle Howard Presentation

The Chair thanked Jasper Hasell, Chief Executive and his team for the update on the design process of the Balk site

Questions & Answer Session

Cllr Wells – How do we minimise the number of second homes? Jasper explained that they take a lead from RDC and NYCC on how they want to manage this, also taking a lead from Blemheim on how they maximised housing for local people, they are working with the local authority to guide them. Some homes will be for rent and shared ownership. They will be a clause where there is a buy back option for the local authority, Castle Howard is committed to keeping affordable houses for local people.

Cllr Dickinson - how long will the development take from start to finish. Jasper confirmed that they intend to start next year and will take 9-12 months to complete, they will potentially start selling off plan earlier. Construction traffic would be phased and managed with the developer to limit disruption. Two landowners involved, but it will be put forward as one comprehensive scheme, ideally all done as one site, which makes sense, both parties want it to be done as one scheme.

Cllr Wilson – the village struggles with the drainage and sewerage is under serious pressure now. Jasper explained that drainage tests have been done and detailed work is going to have to be factored in, he does not have this detail yet. The design of the site is key to this and working with the natural slopes is important. Serious consideration needs to be given to drainage and surface water.

Cllr Bairstow - is there any way of having an additional access. Jasper confirmed that a highways survey has been done and they have not highlighted issues. A footpath would be provided higher on the site

Resident – the junction is a dangerous one, forcing the traffic down Aspen Way is not a place to build until the access is sorted.

Resident – the sewerage system has major problems in Slingsby, we often see sewerage bubbling up, are you in contact with Yorkshire Water. Jasper explained that that they were in discussion with Yorkshire Water but it is difficult until the details are looked into.

Resident - Who will maintain the public spaces? Jasper confirmed that that the green spaces will be managed in the same way as other villages ie form a management company and some parking spaces will form part of the owners title deeds. Trees will be managed with tree preservation orders, and we will try to enhance the hedges and vegetation on the scheme rather than reduce it.

Resident - How will Castle Howard manage change? Nick Howard explained that we want to leave a legacy and it is important to investigate the sewage issues and any other concerns raised and continue to live up to our promises.

Concern was raised about relationships being maintained with the developer, it is important that this development is of high quality and high outcomes. Castle Howard also intends to keep some of the housing for their own staff and build something to be proud of.

Resident - What percentage do you expect to retain for your own use. Jasper was unable to answer that at the moment, it depends on the market at the time. The restrictive covenants will be a local authority decision, the local authority are making headway into the second home market, that may possibly be managed by increased council tax for second homes. The chair explained the importance of avoiding a lot of second homes, the home owners needed to be part of the community, we do not want Slingsby turning into a commuter village, local businesses need the extra income.

22.46 Apologies for Absence

None

22.47 Declarations of Interest

None

22.48 Publication Participation Session

Several residents raised concerns with regard to the sewerage issues in Slingsby and that any new development would overload this further. Yorkshire Water have installed two new pumps at the village pumping station.

ACTION:- Councillor Wells offered to lead a village sewerage improvements Task & Finish Group and report back to the next meeting.

A resident commented that public consultation and attendance this evening from Castle Howard is very much welcome and that it is hoped that it continues moving forward.

A Fryton resident enquired about the repair of the Fryton notice board, ACTION:- Cllr Dickinson has kindly offered to firstly try and repair the notice board and will report back on progress at the next meeting.

22.49 Minutes of the Last Meeting held on 26th September 2022

Approved as a true record

22.50 Financial Matters

- (a) To receive and approve current financial statement
- (b) To note and approve payments
- (c) To approve the 2023-24 Precept

• Clerk	Salary (Oct/Nov)	Chq 100932	£300.00
• HMRC	Tax (Oct/Nov)	Chq 100933	£150.00
• John Dawson	Grass Cutting	Chq 100934	£285.00
• Geoff Bishop	Christmas Lights	Chq 100936	£ 50.00
• S E Elliott	Photocopy Questionnaire	Chq 100935	£180.00

RESOLVED

- (a) That five accounts be approved for payment.
- (b) That the 2023-24 Precept be increased by 2%

22.51 Planning Applications

22/01066/FUL

Demolition of existing garage at Applegarth Railway Street Slingsby Malton

22/00810/HOUSE

Change of use of domestic garage to residential annexe accommodation with erection of a single storey extension to form extra living space, installation of 2no. rooflights to southern elevation roofslope and 1no. rooflight to northern elevation roofslope at West Farm Fryton West Fryton Lane Slingsby

22/01030/HOUSE

Erection of single-storey extension to east elevation at 9 Cavendish Court Slingsby

22/01153/LBC

Conversion and alterations of agricultural buildings to form 2no. four bedroom dwellings, 1no. Three bedroom dwelling, 1no. four bedroom holiday cottage, 1no. three bedroom holiday cottage and 1no. ancillary facilities building with associated landscaping and parking (revised details of approval 19/00449/LBC dated 06.09.2022) at Cherry Garth Farm Fryton Lane Slingsby

RESOLVED

Recommend Approval of the four applications above

22.52 Fryton Flooding Update

Thank you to Amanda Hayhurst for providing Members with an update on the flooding issue in Fryton, this was circulated to all Members. The grant application to Ryedale District Council has been approved in the sum of £3,927.

RESOLVED

- (i) Members approved the acceptance of the grant
- (ii) Members agreed unanimously to allocate £1,000 from the Parish Council reserves towards this project.

22.52 Christmas Lights Funding Request

Members agreed a contribution of £50 towards the Christmas lights in the village. The Chair thanked Geoff Bishop for all his hard work making the village look festive.

22.53 20s Plenty

Cllr Bairstow gave a verbal presentation on the 20s Plenty campaign, Members then discussed this at length.

RESOLVED

It was agreed to request approval to install a VAS sign on The Balk, Malton Road and Railway Street.

RESOLVED

It was agreed to request a 20mph limit on The Green from NYCC Highways.

22.54 Parish Survey Update

Councillor Wells gave a brief update on the results of questionnaire. The full information will be presented at the January meeting and will be available to view on the village website in due course .

22.55 Parish Matters

(a) Street Light Maintenance Programme

It was agreed to disconnect column No 13 which is not fit for purpose.

(b) Highways Issues

It was **agreed** that the Clerk contact NYCC with regard to obtaining formal permission to remove unauthorised advertisement signage.

(c) Village Maintenance

Cllr Wilson to ascertain who owns the bridge.

22.56 Representatives

None

22.57 Members Questions

None

22.58 Items for the agenda of the next meeting

Presentation from Victoria Wells re the Parish Survey.

22.59 Dates of the Next Parish Council Meeting

Monday 30th January 2023, 7pm

Monday 27th March 2023, 7pm

Monday 22nd May 2023, 7pm

Signed

Chair of Slingsby, Fryton & South Holme Parish Council